

# MIC DEVELOPMENT CONTROL REGULATIONS

LAND USE TYPE : IN - 4 Warehousing / Storage (LIA West)

PLOT SIZE : Varies

Date : 04 / 12 / 2014

Rev. 3

## PLOT COVERAGE

PLOT COVERAGE	MAIN BUILDINGS	ANCILLARY BUILDINGS	PARKING	LANDSCAPING
* Maximum 80% Coverage of the Total Plot Area	* Maximum G + 1	* Maximum 40 Square Meters	* Limited by Maximum 80% Coverage	* Minimum 3.5 % of Plot to be covered with Soft
	* Maximum Height 12 Meters	* Maximum G	* Maximum G	Landscaping to DC-IC
	* FAR = 0.80	* Maximum Height 4.5 Meters	* Maximum Height 3.5 Meters	Approval
		* Maximum 8 Meters Plot Frontage	* Tensile Structures preferred or steel structures with fascia	
		* No openings permitted in front wall		

## SETBACKS

	MAIN BUILDING	ANCILLARY BUILDINGS	PARKING	LANDSCAPING
Front	15 Meters	1.5 Meters	1.5 Meters	N/A
Sides	7 Meters	7 Meters	7 Meters	N/A
Rear	12 Meters	12 Meters	12 Meters	N/A
Between Buildings	2 Meters	2 Meters	N/A	N/A
Additional Requirements	Provide Emergency Access inside perimeter of site including Fire Lane and appropriate turning radii. (Min. 6m inside & 13m outside radius)			

## SITE DEVELOPMENT

BOUNDARY WALL	FENCING	SITE ACCESS	PARKING	MISCELLANEOUS
Boundary Wall shall be required per Drawing No. MIC-Boundary Wall-03 A at plot frontage	* Fencing permitted between plots at minimum 2.4 Meters Height or Boundary Wall per Drawing No. MIC-Boundary Wall-04 A	1 or 2 access points permitted along plot frontage, Min. 20 Meters from plot corners defined by QHDM related to visibility and stopping distances.	Min. 5 nos. shaded car parking spaces required and 1 additional parking space per 250 Square Meters office floor space	Refuse storage area shall be screened from view in a Services Yard.

## AESTHETICS

FINISH MATERIALS	COLORS	SIGNAGE	PROHIBITED
All exterior finish materials to QP-IC Industrial Planning Division approval.	Exterior of all Buildings to be white or beige.	Free Standing Sign or Sign on Building to QP-IC Approval; signs not permitted on Boundary Walls	<b>Temporary Buildings, such as Portacabins are Prohibited.</b>

## DEVELOPMENT PLANNING REQUIREMENTS

1. Design of the project shall contribute to the cohesive and coherent ongoing development of Mesaieed in compliance with the QP-MIC Master Plan.
2. Approval of the Preliminary Design required by QP Industrial Cities Planning Division as a prerequisite to submitting for DC-1 Approval. The submittal for Planning Approval shall include Color Site Plan and Building Elevations including heights, identification of proposed external finish materials and color scheme to clearly represent the proposed aesthetics of the design.
3. Designs shall comply with all latest applicable standards within the State of Qatar and QP Industrial Cities, including NFPA 101 and NFPA 5000.